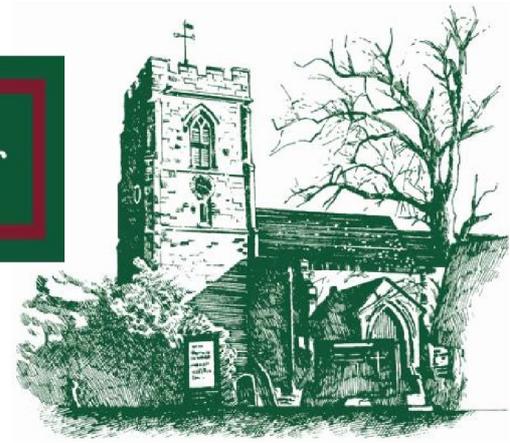


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



31 Lingmoor Grove, Aldridge, WS9 8BY Guide Price £157,500

A well presented two bedroomed First Floor Apartment conveniently situated in this popular modern development within easy reach of Aldridge Village Centre.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * Two Bedrooms * Luxury Shower Room * Gas Central Heating System * PVCu Double Glazing * Allocated Parking Space * Communal Grounds * Security Intercom System * No Upward Chain *

Council Tax Band B
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



31 Lingmoor Grove, Aldridge



Lounge / Diner



Lounge / Diner



Fitted Kitchen

31 Lingmoor Grove, Aldridge



Bedroom One



Bedroom Two



Luxury Shower Room



Rear Elevation

31 Lingmoor Grove, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented two bedroomed First Floor Apartment that is conveniently situated in this popular modern development within easy reach of Aldridge Village Centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

COMMUNAL ENTRANCE

with staircase to first floor landing.

RECEPTION HALL

having entrance door to side elevation, ceiling light point, central heating radiator, two storage cupboards off and laminate flooring.

LOUNGE / DINING ROOM

6.43m x 3.00m (21'01 x 9'10)

having PVCu double glazed windows to front and rear elevations, two central heating radiators, two ceiling light points, feature fireplace with electric fire fitted and laminate flooring.

FITTED KITCHEN

3.20m x 2.03m (10'06 x 6'08)

having PVCu double glazed window to rear elevation, ceiling light point, wall mounted 'Vaillant' central heating boiler, range of matching wall, base units and drawers, work surfaces with tiled surround having inset 1½ bowl drainer sink with mixer tap over, integrated four-ring gas hob, electric oven and grill, integrated extractor fan over, plinth heater, space and plumbing for fridge/freezer and washing machine, and laminate flooring.

BEDROOM ONE

3.18m x 2.62m (plus robes) (10'05 x 8'07 (plus robes))

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, built in wardrobes and laminate flooring.

BEDROOM TWO

3.18m x 2.06m (10'05 x 6'09)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring.

31 Lingmoor Grove, Aldridge

LUXURY SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, heated towel rail, ceiling light point, extractor fan, walk-in shower with thermostatic mixer shower and shower screen fitted, low flush WC, vanity wash hand basin with storage cupboards below, complementary tiling to splash prone areas and shaver point.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL GROUNDS

with additional visitor parking spaces.

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2003, subject to a ground rent of £95.60 every six months and service charge of £783.75 every six months.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

31 Lingmoor Grove, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		82	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		